

FORM - 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project wise)

Date: 15th February, 2020

To,
PAN Enterprise
S. No. 90/3, TP-85, FP-71/3,
Nr. Arshad Park, Opp. Amber Tower,
Sarkhej Road,
Ahmedabad-382210

Subject: Certificate of Cost Incurred for Development of project **Medi Plus FOR CONSTRUCTION OF ONE** No. Of Building/ **One** Block of the Entire Phase of the Project (Gujarat RERA registration number: Applied for) situated on the Plot bearing Final Plot No. 71/3 + 70/1 (Revenue Survey No. 90/3, 88/2, 88/2, 89), F.P No.- 234 , of T.P.S No. 51- (Sarkhej-Makarba-Okaf) demarcated by its boundaries (latitude and longitude of the end points) **60 Mtrs. Road** to the North, **30 Mtrs. T.P.S Road** to the West, **Land of F.P. No. 91 and 93** to the South, **Land of F.P. No. 70/2** to the East at Village: **Sarkhej**, Taluka: **Vejalpur District: Ahmedabad PIN 382210** admeasuring to **730 sq. mts.** area being developed by **M/s. PAN Enterprise.**

Ref: (Gujarat RERA registration number: Applied For)

Sir,

I/We **Hiren M. Thakkar** have undertaken assignment of certifying Estimated Cost for the Real Estate Project Medi Plus proposed to be registered under GujRERA, being of **ONE** No. Of Building /One Block of the Entire Phase of the Project (Gujarat RERA registration number: Applied for) situated on the Plot bearing 71/3 + 70/1 (Revenue Survey No. 90/3, 88/2, 88/2, 89), F.P No.- 234 , of T.P.S No. 51- (Sarkhej-Makarba-Okaf), Village: **Sarkhej**, Taluka: **Vejalpur District: Ahmedabad PIN 382210** admeasuring to **730 sq. mts.** area being developed by **M/s. PAN Enterprise.**

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s./Shri/Smt **Hiren M. Thakkar** as Engineer
 - (ii) M/s./Shri/Smt **D.H. Patel** as Structural Consultant
 - (iii) M/s./Shri/Smt. **NA** as MEP Consultant
 - (iv) M/s./Shri/Smt. **Hiren M. Thakkar** as Clerk of Works
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Hiren M. Thakkar** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 3,95,00,000/- (Total of Table A and B)**. The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from



the AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on **10/02/2020** the Estimated Cost Incurred till date is calculated at **Rs. 1,80,00,000/- (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from AMC (Planning Authority) is estimated at **Rs. 2,15,00,000/- (Total of Table A and B)**.
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

TABLE – A
Building/Wing Number One
(to be prepared separately for each Building/Wing of the Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 10/02/2020 date of Registration is	3,60,00,000.00
2	Cost incurred as on 10/02/2020	1,80,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	50.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,80,00,000.00
5	Cost Incurred on Additional/Extra Items as on 10/02/2020 not included in the Estimated Cost (Table –C)	0.00

TABLE – B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10/02/2020 date of Registration is	35,00,000.00
2	Cost incurred as on 10/02/2020	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	35,00,000.00
5	Cost Incurred on Additional/Extra Items as on 10/02/2020 not included in the Estimated Cost (Table – C)	0.00

[Handwritten Signature]

Yours Faithfully,



HIREN M. THAKKAR

A.M.C. ER Lic. No.: 001ER18012501024

3. F.F. SANIDHYA APPRTMENT, 77 - JAGABHAI

PARK OPP. ASHWAMEGH PEARL,

NEAR. RAMBAUG CROSS ROAD RAMBAUG ,

MANINAGAR AHMEDABAD - 380 008

Name: Hiren M. Thakkar

Licence No: 001ER18012501024

License Valid till Date: 18/01/2025

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Table -C

**List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)**